

Cody

Cody is generally bounded by the Jeffries Freeway (I-96) to the north, Joy Road to the south, the Southfield Freeway (M-39) to the east, and the Redford Township city limits to the west. The area is predominantly single-family homes with Rouge Park along the western edge. Sixty percent of Cody's housing stock is owner occupied and forty percent of the housing units are value at over \$70,000.

□ Neighborhoods and Housing

Issue: The area is predominantly single family. Most of the housing is in good condition.

GOAL 1: Preserve sound neighborhoods

Policy 1.1: Maintain the stability of the area through home repair programs and scattered-site infill development of similar scale and character to the existing housing stock.

□ Retail and Local Services

Issue: Plymouth and Joy Roads are the main commercial thoroughfares and are relatively stable.

GOAL 2: Increase the vitality of commercial thoroughfares

Policy 2.1: Target Plymouth and Joy roads with business retention and improvement programs.

GOAL 3: Improve the appearance of commercial areas

Policy 3.1: Implement façade improvement programs to rehabilitate and strengthen the stability of Joy and Plymouth Roads.

□ Industrial Centers

Issue: Industrial areas are stable and serviced by a rail line. There are only a few underutilized sites. Residential uses are located adjacent to industrial corridors at the northern and eastern boundaries.

GOAL 4: Increase the viability of industrial areas

Policy 4.1: Redevelop the under-utilized sites in the corridor by attracting new and encouraging existing businesses to use the sites for expansion or relocation.

GOAL 5: Reduce conflicts between industrial and residential areas

Policy 5.1: Establish and enforce designated truck routes to and from the Southfield and Jeffries Freeways.

Policy 5.2: Buffer the negative impacts of industrial land uses upon residential areas in the north and northeast.

□ **Parks, Recreation and Open Space**

Issue: Residents of the area benefit from the proximity of Rouge Park. However, many of the park facilities are aging and there is a lack of connections between the park and the community.

GOAL 6: Improve open space and recreational opportunities

Policy 6.1: In Rouge Park, renovate or construct new public facilities such as restrooms, comfort stations and other public buildings.

GOAL 7: Increase access to open space and recreational areas

Policy 7.1: Develop greenways connecting to and through Rouge Park.

2000 Census - Demographic Profile



Neighborhood

Cody

Total Population

19,243

1990 Population

19,812

1990 to 2000 Change

-569

Percent Change

-2.87%

Race

White Only

1,440

7.48%

Black or African American
Only

17,360

90.21%

American Indian and Alaska
Native Only

7

0.04%

Asian Only

197

1.02%

Native Hawaiian and Other
Pacific Islander Only

5

0.03%

Other Race Only

51

0.27%

Two or More Races

183

0.95%

Hispanic Origin

Hispanic Origin (Any Race)

142

0.74%

1990 Hispanic Origin

222

1990 to 2000 Change

-80

Percent Change

-36.04%

Gender

Male

8,754

45.49%

Female

10,489

54.51%

Educational Attainment

Population 25 or older

10,880

56.54%

HS Graduate or Higher

8,213

75.49%

Assoc. Degree or Higher

1,783

16.39%

Age

Youth Population
(Under 18 Years Old)

6,562

34.10%

1990 Youth Population

6,674

1990 to 2000 Change

-112

Percent Change

-1.68%

0 to 4 Years Old

1,565

8.13%

5 to 10 Years Old

2,626

13.65%

11 to 13 Years Old

1,051

5.46%

14 to 17 Years Old

1,320

6.86%

18 to 24 Years Old

1,801

9.36%

25 to 44 Years Old

5,947

30.90%

45 to 64 Years Old

3,644

18.94%

65 Years Old and Older

1,289

6.70%

Households

Households

6,792

Average Household Size

2.83

Population in Group Quarters

11

0.06%

Population in Households

19,232

Family Households

4,808

70.79%

Married Couple Family

1,948

40.52%

Female Householder Family

2,300

47.84%

One Person Households

1,661

24.46%

Housing Units

Housing Units

7,157

1990 Housing Units

7,432

1990 to 2000 Change

-275

Percent Change

-3.70%

Vacant Housing Units

376

5.25%

Occupied Housing Units

6,781

94.75%

Owner Occupied

4,138

61.02%

Renter Occupied

2,643

38.98%

Housing Value

Owner Occupied Units

3,880

Less Than \$15,000

22

0.57%

\$15,000 to \$29,999

159

4.10%

\$30,000 to \$49,999

701

18.07%

\$50,000 to \$69,999

1,240

31.96%

\$70,000 to \$99,999

1,570

40.46%

\$100,000 to \$199,999

182

4.69%

\$200,000 or More

6

0.15%

Household Income

Less Than \$10,000

882

12.99%

\$10,000 to \$14,999

394

5.80%

\$15,000 to \$24,999

1,039

15.30%

\$25,000 to \$34,999

1,087

16.00%

\$35,000 to \$49,999

1,136

16.73%

\$50,000 to \$74,999

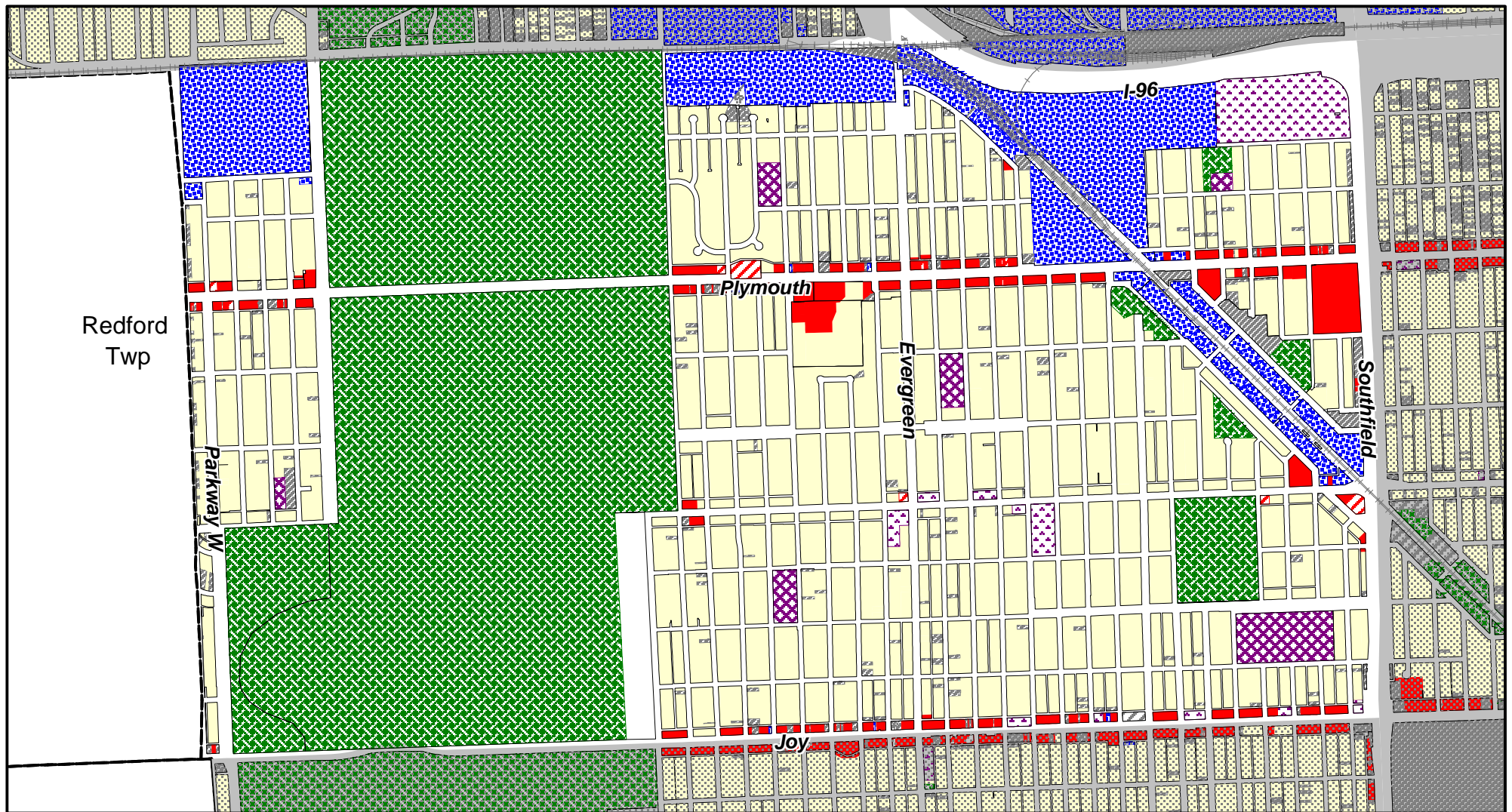
1,298

19.11%

\$75,000 or More

956

14.08%



Map 7-2A

City of Detroit
Master Plan of
Policies

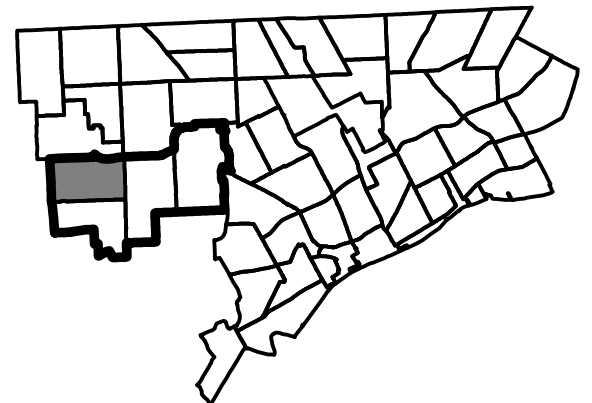
Neighborhood Cluster 7
Cody

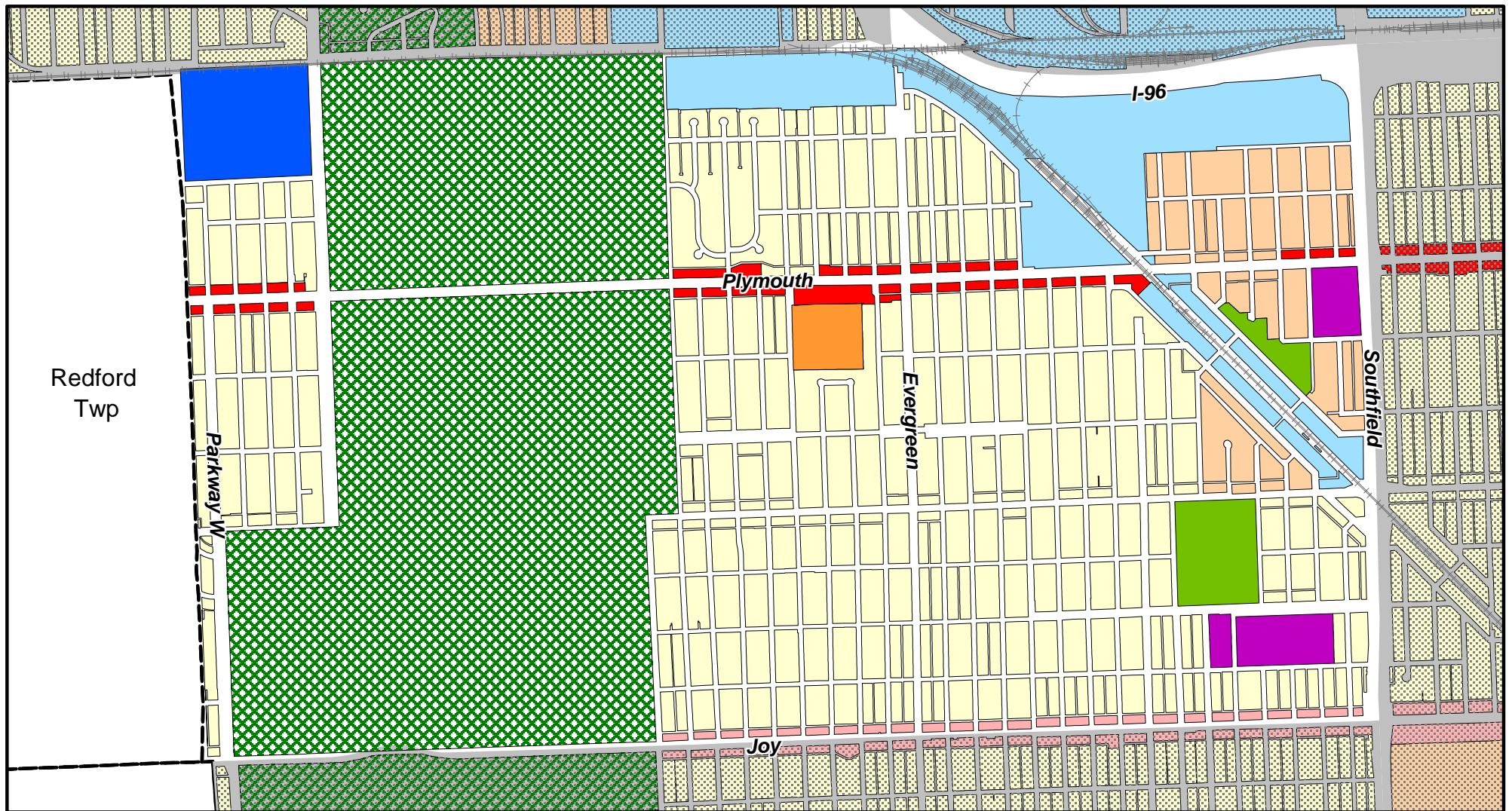


Existing Land Use * -

- | | |
|-------------------------|----------------------------|
| Residential | School - Primary/Secondary |
| Commercial | School - Other |
| Office | College/University |
| Industrial | Institutional |
| Transportation | Cemetery |
| Utilities/Communication | Recreation/Open Space |
| Hospital/Clinic | Vacant |

* January 2000 Existing Land Use. Sources:
Detroit Public Schools DataImage database;
Recreation Department Site Inventory;
Planning and Development Department's Property Information System (PINS);
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).





Map 7-2B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 7 **Cody**



Future Land Use -

- | | |
|--------------------------------|--------------------------------|
| Low Density Residential | Light Industrial |
| Low-Medium Density Residential | Distribution/Port Industrial |
| Medium Density Residential | Mixed - Residential/Commercial |
| High Density Residential | Mixed - Residential/Industrial |
| Major Commercial | Mixed - Town Center |
| Retail Center | Recreation |
| Neighborhood Commercial | Regional Park |
| Thoroughfare Commercial | Private Marina |
| Special Commercial | Airport |
| General Industrial | Cemetery |
| | Institutional |

